

The Rocky Hill Town Council held its regular meeting on Monday, May 5, 2014 in the Council Chambers of Town Hall. Mayor Henry Vassel called the meeting to order at 7:00 p.m. Those in attendance: Deputy Mayor Nadine Bell, Councilor Meg Casasanta, Councilor Guy Drapeau, Councilor Joe Kochanek, Councilor Bill MacDonald, Councilor Tim Moriarty, and Councilor Cathy Vargas. Also present: Town Manager Barbara Gilbert and Finance Director John Mehr.

Those absent: Councilor Frank Szeps.

The Pledge of Allegiance was recited.

Mayor Vassel asked for a Moment of Silence.

Public Comment

Mayor Vassel asked the Councilors if they wanted to postpone public comment for now and go into Executive Session. Town Manager Gilbert suggested that the Town Council go into Executive Session first due to the time constraints.

Deputy Mayor Bell made a motion to move up Executive Session prior to Public Comment on the agenda. The motion was seconded by Councilor Casasanta and adopted unanimously by those present. Councilor Szeps was absent.

Executive Session

A. Strategy and Negotiations re: Town Center West with the Town Manager, Economic Development Director and Town Attorney

Deputy Mayor Bell moved to go into Executive Session at 7:02 p.m. for Strategy and Negotiations re Town Center West with the Town Manager, Economic Development Director and Town Attorney. The motion was seconded by Councilor Vargas and adopted unanimously by those present. Councilor Szeps was absent.

Deputy Mayor Bell moved to go come out of Executive Session at 7:22 p.m. The motion was seconded by Councilor MacDonald and adopted unanimously by those present. Councilor Szeps was absent.

Deputy Mayor Bell moved to recess the Council Meeting to continue the Government Operations Committee Meeting at 7:22 p.m. The motion was seconded by Councilor Vargas and adopted unanimously by those present. Councilor Szeps was absent.

Deputy Mayor Bell moved to come out of recess at 7:38 p.m. and resume the Town Council Meeting. The motion was seconded by Deputy Mayor Bell and adopted unanimously by those present. Councilor Szeps was absent.

Public Comment

Mayor Vassel asked if anyone from the public wished to speak at this time. Melodie Perretto referred to the senior lunches and how this was mentioned during a budget workshop. They had gone through this a year ago under the old administration and she said that Councilor Kochanek could attest to that. She questioned why this issue is being brought up again. Melodie Perretto told Mayor Vassel that she could understand his position if he is saying that they are trying to stay on budget but she said there are other places in the budget that they can cut instead of picking on the “lowly seniors”. Melodie Perretto said they only get 1% of the money that is brought into the Town for senior services and she said this is a disgrace. The seniors are the biggest population and she said that they are getting this kind of a “backlash”. She mentioned that this doesn’t make sense. She told them that she could say that maybe this is right and she could accept part of this if they could show her some positive things with regards to this, as well as if it made sense. She said though that she can’t accept this and she is sure that the rest of the seniors can’t accept this either. She told the Town Council that she wanted to tell them how the seniors feel and so be it if they knew the whole story. Mayor Vassel told Melodie Perretto that he appreciates her input but that she had heard a “sound bite of a dialogue”. Mayor Vassel said nothing has happened and they are just trying to do what is best for Rocky Hill. He told Melodie Perretto that he is with her 100% and he is hoping to be a senior one day. Melodie Perretto said the seniors appreciate this and she thanked Mayor Vassel.

Mayor Vassel asked if there was anyone else from the public who wished to speak. John Bedlack, 7 Murphy Drive, R.H., said that he wanted to be clear about how he was speaking as an individual. He said that he wasn’t planning on speaking about the modular classrooms but there had been quite a discussion (at the Government Operations Committee meeting prior to this one). He has sat in the back of Council Chambers for the past three or four budgets and he has heard people who are still on the Town Council talking about what Rocky Hill needs versus what it wants or the other way around. He referred to them putting this together with regards to the modular classrooms and he said it sounds like some Councilors are going to have to make a big decision tomorrow (at the BOE Budget Workshop) and he wasn’t sure if they had the details. He told the Councilors that they are doing a good job of hiding the details if they have them. He mentioned that there are three options with regards to Rocky Hill having full day kindergarten. Only one of these options is being discussed and that is the most expensive one he said. Mayor Vassel thanked John Bedlack.

Mayor Vassel asked if anyone else from the public wished to speak. Christa Mariner, 58 Farms Village Road, R.H., asked Mayor Vassel if her Mother could pass out her correspondence to the Town Council and Mayor Vassel said that was fine. Christa Mariner said that public comments were supposed to have come before the Executive Session according to this evening’s agenda. She stated her comments. She referred to their Executive Session this evening with regards to Town Center West. She mentioned the public hearing for the Planning and Zoning Commission this Wednesday at 7:00 p.m. for Town Center West with regards to the special permit site plan modification for it. She wanted to bring two issues to their attention with regards to the Land Disposition Redevelopment Agreement. This was effective on April 26, 2011. This had been signed by the Redevelopment Agency, the Town of Rocky Hill and Richard Vicino, who is the Developer of Town Center West. Christa Mariner told the Town Council, as they knew, that the

proposed modification will reduce the commercial footprint but it will add a 144 unit apartment complex to the site. She has two concerns which might require the parties who are involved to amend the Land Disposition Redevelopment Agreement. She told the Councilors that Pages 1, 4 and 7 of this agreement were attached to their correspondence. She referred to Page 4, Article II (Restrictions and Controls Upon Development), Section 1, Subsection a. (Use). This states that the "The Redevelopment plan proposes development of the property for mixed use which may include retail, office and community structures, otherwise known as the project". She said that no mention is made of a residential use.

Christa Mariner referred to Page 7, Article III (Transfer Mortgage of Interest and Property), Section I (Transfer By A Developer). She said that it seems like the intent of this Town is that Town Center West will be developed and owned exclusively by the Developer. She said this Article and Section states "The Developer represents and agrees that it is purchasing the property for the purposes herein described and not for speculation in land holding. The Developer further recognizes that in view of the importance of the rehabilitation of the property to the general welfare of the community and the fact that any change in the identity of the Developer or the interest held in the property by the Developer or any other active transaction involving or resulting in the significant change in the ownership of the property or control thereof is for practical purposes a transfer or disposition in the interest of the property. The qualifications and the identity of the Developer are of particular concern to the community and the Town. The Developer further recognizes that this is because of the Developer's qualifications that the Town is entering into this agreement and in so doing is relying upon the Developer for the faithful performance of all the undertakings and covenants set forth in this agreement". She said although Richard Vicino, the Developer, won't officially go on the record, the 144 unit apartment complex that he had described to the Redevelopment Agency on February 11, 2014 sounds to a "T" like Alterra apartments, which are on Brook Street. Christa Mariner said she had been present at that meeting of the Redevelopment Agency. She said this is right down to five buildings of twenty-four or thirty-six one and two bedroom units. These will be three stories high and there will be a clubhouse. There will also be an electric car charging station and a pool. There will be no elevators. She said the site plans for Alterra and Town Center West are virtually identical. She also said it seems like there is ample circumstantial evidence that New Jersey based Continental Properties may be a part now of the Town Center West project. New Jersey based Continental Properties is the Developer and owner of Alterra apartments on Brook Street. She said this leads to a question. She asked if Richard Vicino is still in compliance with the terms of his agreement with the Town by him possibly bringing New Jersey based Continental Properties onboard. This agreement is currently between Richard Vicino and the Town of Rocky Hill. It isn't between New Jersey based Continental Properties and the Town of Rocky Hill. Christa Mariner thanked the Town Council for their time. Mayor Vassel thanked Christa Mariner.

Mayor Vassel asked if anyone else from the public wished to speak. No one else wished to.

Appointments/Resignations

Mayor Vassel asked Deputy Mayor Bell and Minority Leader Moriarty if they had any appointments and/or resignations. Deputy Mayor Bell and Minority Leader Moriarty had none.

Approval of Minutes

- A. Council Meeting – April 7, 2014
- B. Budget Workshop – April 9, 2014
- C. Budget Workshop – April 23, 2014

Councilor Casasanta moved to approve the minutes of April 7th, April 9th and April 23, 2014. The motion was seconded by Deputy Mayor Bell and adopted unanimously by those present. Councilor Szeps was absent.

At this time, Mayor Vasel asked Town Manager Gilbert if the Insurance Committee had met at all. Town Manager Gilbert said the Insurance Committee was talking with Finance Director Mehr today about setting a meeting up. Town Manager Gilbert said the Insurance Committee needs to meet and Finance Director Mehr is trying to arrange a time. Finance Director Mehr said the Insurance Committee is looking to meet in the last week of May. A letter will be sent out to the two previous members on this, as well as to the new member, so that they can try to establish a date and a time. Mayor Vasel said fine and thank you.

Subcommittee Reports

A. Finance

Councilor Vargas said she had no report for the Finance Committee. The next meeting of the Finance Committee will be held next Wednesday at 4:30 p.m.

B. Public Safety

Deputy Mayor Bell said she had no report for the Public Safety Committee.

C. Government Operations Committee

Deputy Mayor Bell told the Councilors that she wouldn't take them through most of the Government Operations Committee seeing that they had to indulge in the meeting and listen to it (part of it). She mentioned two items that many of the Councilors weren't present for during the part of the Government Operations Committee meeting today that was held prior to this Town Council one. One of the items was that there had been a discussion about the park at the foundry. The Council Chambers was packed with people expressing their support for the Town taking ownership of this park. Many people had come forward and she told the Councilors that she thought there were a couple of letters in their packets. The Government Operations Committee asked Town Manager Gilbert to get some information from the Insurance Committee and for her to come back to the full Town Council for discussion and action at the Council table. The other item the Government Operations Committee had discussed was that they got some late breaking lease information at their meeting about the modular classroom project. The Government Operations Committee didn't feel that it could appropriately take action and go through the information because they had just received it. They made a motion to have this

moved on to the full Town Council because time is of the essence. This item will be discussed under “New Business” this evening.

D. Economic Development

Councilor Casasanta said the Economic Development Subcommittee had met earlier this evening and this had been a joint meeting between them and the Economic Development Commission. She said they were fortunate because most of the Economic Development Commission members were able to attend that. They went through the Economic Development Commission’s Mission Statement as it stands right now. This is for long term economic development growth and a positive business environment which they wish to create and continue to create in Rocky Hill. The Economic Development Subcommittee is looking forward to collaboratively working with the Economic Development Commission on the visitation of businesses as well. The Economic Development Commission is going to keep the Economic Development Subcommittee informed as to how this moves forward because the members of the Economic Development Subcommittee would like to attend some of those meetings with them.

Councilor Casasanta said Ray Carpentino (Economic Development Director) has been very active with questions from local business owners of businesses wishing to move to Rocky Hill. This is with regards to providing businesses with increased square footage for space. It is a positive development that a lot of businesses are inquiring about Rocky Hill.

The Ames’ property is being auctioned. Councilor Casasanta said this has been reported in the newspaper. This auction will take place at the Sheraton Hotel on June 19, 2014. The opening bid price is \$1.65 million. They will be looking forward to see what will develop out of that.

E. Land Acquisition & Farmland Preservation

Councilor Szeps was absent this evening so there was no report for the Open Space Land Acquisition & Farmland Preservation Subcommittee.

F. Senior Affairs Committee

Councilor Vargas said she had no report for the Senior Affairs Committee and their next meeting will be held on May 19, 2014.

G. Executive Search Committee

Councilor Casasanta said the applications for Town Manager will be closing on May 23, 2014 so they should be actively increasing movement on the Executive Search Committee after that.

H. IT Committee

Councilor Drapeau said he had no report. The first meeting of the IT Committee will be held at 6:00 p.m. tomorrow evening.

Consent Agenda

Deputy Mayor Bell made a motion to approve the Consent Agenda. The motion was seconded by Councilor Moriarty and adopted unanimously by those present. Councilor Szeps was absent.

A. Approval – Working Notes – April 7, 2014 Public Hearings and Council Meeting

B. Approval – Legal Bills

BE IT RESOLVED THAT the Town Council / Finance Committee hereby authorizes the payment of the following legal bills for services rendered.

Rome McGuigan, P.C.	\$ 8,222.00 (Mar)
Joseph Fasi LLC	\$ 0.00
<u>TOTAL</u>	<u>\$ 8,222.00</u>

C. Approval – Tax Refunds

BE IT RESOLVED THAT a tax refund in the following amount be and is hereby authorized for the following taxpayers:

<u>List Number</u>	<u>Name</u>	<u>Amount</u>
2012-01-12376	G + P of Rocky Hill, LLC 676 Cromwell Avenue Rocky Hill, CT 06067	\$6,302.60

New Business

A. Presentation – Field Use Policy – Parks and Recreation

Lisa Zerio (Director of Parks and Recreation & Custodial Staff) said she had been recently asked to look at putting a Field Use Policy together. Fourteen communities were polled and they got their policies that they have currently. She was asked to put this in a spreadsheet and she told the Town Council that they had this in their packets. She tried to pick out what was the most important out of all of the policies. Rocky Hill had a policy that had been developed in 2004 but it was never adopted. Certain things have been followed. The first priority is the Board of Education. The second priority is Parks and Recreation. The third priority is for the youth groups, etc. She said that she met with her Parks & Rec. Advisory Board last Monday evening. Her thinking is that she would sit down with them and they would have a Subcommittee to go through what they want to see in a Field Use Policy. She referred to the fourteen policies she has and she is picking out what would work or what wouldn't.

Lisa Zerio said she has noticed that this becomes like a rental facility in some of the bigger Towns but she said that Rocky Hill isn't set up that way because they barely have enough

facilities and fields for their own programs. Rocky Hill used to be able to take a field offline before they had lacrosse and all of the theatre programs, etc. so that they could renovate it or rest it. They haven't been able to do that now. She then referred to their pavilions in Town and said they don't really rent those out. The parks will be packed every Friday, Saturday and Sunday with people using them starting next week. The people give a \$100 security deposit and this will be refunded at the end of a weekend if there are no problems. A lot of communities are charging for pavilion rentals. She has noticed that other Towns have resident fees and non-resident fees for programs. She gave an example of what the resident requirement would be for a program that wanted to use their field. Some of the other communities had 70% or 75% for a resident requirement. Rocky Hill's draft policy in 2004 stated 51%. She then referred to how a lot of Towns will have a \$25 to \$40 surcharge fee if they have adult leagues or youth groups that have some non-residents on them. She thinks this is probably a good idea. Glastonbury doesn't charge for their groups but they do a \$5 fee per person for travel soccer and Little League. She said the Parks and Recreation Director in Glastonbury said this brings in approximately \$30,000 in additional revenue. In Farmington, 50% of the fees they bring in go towards field maintenance, as well as a certain percentage will go towards their daily operating budget and there will be a certain percentage that will go towards Capital Improvements.

Lisa Zerio said there are many things that she and the Parks & Rec. Advisory Board will look at. The one thing that they do have to establish is for the priority of users to be defined. She is looking for guidance from the Town Council for this for the Rocky Hill residents and youth groups, etc. She mentioned that a lot of Towns charge for profit groups to come in but she doesn't think Rocky Hill can do this because they just don't have the facilities or the fields. She said the Parks & Rec. Advisory Board, with the guidance of the Town Council, is going to "hit the ground running" and they are going to start looking at the fourteen policies. They will talk with the communities to see what works and to see where they can bring in some revenues maybe.

Mayor Vasel asked the Councilors if they had any questions about the Field Use Policies and the report they had. Councilor Kochanek asked Lisa Zerio if there isn't going to be a maximum amount of use of their land at some point for whatever they are using it for. There should be a cutoff for any new sports or organizations, etc. and he said one will have to be taken out of service in order for them to get a new one because she is saying that there is no room for anything else right now. Lisa Zerio said she has been approached by a group of people who are playing cricket. They have been using Moser field and the field at Sunny Crest Park. A gentleman called her asking if he could get the practice schedule because he got kicked off of Moser field. Lisa Zerio told him that this was for little league. She explained to this gentleman that any child and parent can use any of the fields on their own but there is insurance once there is an organized group. She said that dispatch called her over the weekend. Someone who was having a cricket tournament had driven on a field and then told the Police Officer that she had given permission for this tournament. She said she straightened this right out. Councilor Kochanek confirmed that there is a cutoff for all of this now. Lisa Zerio said yes. Councilor Kochanek said good.

Councilor MacDonald said he thinks they are heading in the right direction. He told Lisa Zerio that he does have the Field Use Policy from ten years ago and he asked her if she would be

requiring the approval from the Town Council. Councilor MacDonald asked Lisa Zerio if this is what she didn't get back then. Lisa Zerio when this policy had been brought forward way back when that the Board of Education was supposed to be signing off on it and the Town Council was supposed to be too. She explained that things just happened and this "died a slow death". Councilor MacDonald told Lisa Zerio that she really needs to coordinate this with the Board of Education but he told her that he is sure she is doing this. Councilor MacDonald said this is because any of the fields that are part of a school fall under the Board of Education statutorily. They can have any policy they want but it is a moot one unless the Board of Education adopts it. He explained some more. He then asked Lisa Zerio when he can expect a good document to look at. Lisa Zerio said the Parks & Rec. Advisory Board just meets once per month and Allan Greenspan is the Chairman of this. Lisa Zerio said that she knows time is of the essence for this so they decided that they will have Subcommittees or three or four of them will get together. She would like to have a good draft of this at her next Parks & Rec. Advisory Board meeting, which will be held in June. Councilor MacDonald thinks the impetus for a lot of this is when he had started to look at the CFC soccer schedule. There is an inordinate amount of use of Rocky Hill's fields compared to other Towns that they play in. He told Lisa Zerio that he thought she had said that there are sixteen boys' teams and sixteen girls' teams. Lisa Zerio said there are 16 CFC teams (8 boys' teams and 8 girls' teams) and there are 16 travel teams in the fall. Councilor MacDonald said he was just talking about the CFC teams. A tremendous amount of play has been done on McVicar field over the years by CFC and Rocky Hill has received zero dollars for this. They have also received zero dollars for all of the other fields that constantly require maintenance at their schools. This is really what drove him. He said they need to do more for the seniors and they need to do things for the Board of Education. He said it isn't right when he sees a team that is scheduling onto their system where there are only a couple of Rocky Hill people on it and the rest are people from all over. He referred to them getting a policy as fast as they can. He said that they should charge the most that they can for the outside profit groups and this is if they even want to have them use Rocky Hill's fields. He encouraged everyone to go onto the CFC website. It appears that Rocky Hill is truly the home field for this.

Mayor Vassel asked the other Councilors if they had anything to say and they didn't. Mayor Vassel asked Lisa Zerio if she sees any sports declining as certain sports like lacrosse and soccer, etc. become more popular. Lisa Zerio said she had seen trends where she had thought that adult softball was declining so they were going to turn one of those fields into a Little League one but they are maxing out on this now. She referred to conferences she goes too and she doesn't see any sport that is dying out. The only thing that she is seeing happening now is with regards to the youth lacrosse program, which is run through the Parks and Recreation Department. This program is actually taking numbers from Little League. She has seen the numbers go down for the Parks and Recreation soccer but the numbers for travel soccer go up. She said this is just a transfer of what sport they are playing. Mayor Vassel thanked Lisa Zerio and he said that he thought they were all set because they had no more questions.

B. Discussion and Possible Action – Modular Classrooms

Deputy Mayor Bell asked Ken Biega (O & G Industries, Inc.) if he wanted to take them through the numbers that he had given to the Government Operations Committee. Finance Director Mehr said he passed out copies of this to the Councilors who weren't at the Government

Operations Committee meeting this evening. Ken Biega said they opened up the bids for the modular classrooms and they had received one from ModSpace, which is the contractor that had done the Stevens School project. The Town currently has a lease with ModSpace for the three modular classrooms that are at Stevens School. He said when Friar Associates had put the drawings together for this project that they designed this with having three modular classrooms at West Hill School and the modular classroom at Rocky Hill High School would be moved over to Stevens School. ModSpace said they didn't have anything that would meet this configuration with this design so they gave a purchase agreement for this. He told the Town Council that Column #2 on the paperwork is with regards to the purchase agreement. He said that they sat down to do a scope review with ModSpace and asked them if they had any other options besides a purchase agreement for the modular classrooms. ModSpace said they could do a purchase with a lease option to own. He told the Town Council that this was Column # 1 on the paperwork. He said that ModSpace then came back to look at this. The Town will have to pay ModSpace's upfront cost to make the units, set them up, build all of the ramps and connect them, etc. The Town would then have to pay a monthly or yearly lease on them. Ken Biega then said they asked ModSpace if there were any other options that this Town could have. ModSpace said they had some modular classrooms that are coming off of the American School for the Deaf and these are three years old. These don't meet the configuration though that was designed on the documents. The differences are that these aren't square but they are longer. He mentioned that he had handed out a sketch that shows all of the classrooms side by side with one main corridor that is coming down. He said they talked with Friar Associates to see if they could possibly get this to fit on the site and they think that they can make this work. ModSpace was asked to give a price for this option with just a clear lease on it. He apologized to the Town Council that it had taken this long to get this out but he said that he had gotten the price late on Friday and the numbers weren't correct so they went back and forth on this. He didn't want to send this out until there were correct numbers. He told the Town Council that this would be Column # 3 on the first page of the paperwork they have. This is referred to as the operating lease price. Councilor Drapeau said this states "Operating Lease New" but he assumed that this is the new version of the refurbished. Ken Biega said yes. Councilor Drapeau said he wanted to make sure that they are clear on this. Ken Biega referred to where the one year cost (for the setup and the down payment, etc.) and the West Hill School total was listed. Their first year out will cost them \$529,000 and it would cost them \$633,000 to purchase these units straight out. It would cost them \$420,000 to do the operation lease. They then have to take into consideration what will happen the following year. The lease cost would be \$638,000 and the purchase price after four years would be \$633,000. The operating lease cost would be \$528,000.

Councilor Drapeau said for clarification that the difference would be approximately \$109,000 between the lease purchase at the end of the day and the operating lease at the end of the day. Ken Biega said that is correct. Councilor Drapeau said this would essentially be what they would call their residual value of these units if they were to own them at the end of the four years. Ken Biega said that is right. Councilor Drapeau asked Ken Biega in his estimate if these units would be worth \$109,000 or somewhere north of this if they were to go with a lease purchase option. Ken Biega said they have had this problem before where they have gone to schools and there is an existing portable classroom. Sometimes there really is no value to this unless someone has a need for it. He explained some more. He said this will come back to what the Town decides its long term thoughts are and how long these portables are going to be there,

as well as if they are going to build another school to take care of this and what is going to happen. He said if they do the lease purchase versus doing the operating lease then they will have to re-sign on with ModSpace after four years to say that they need another three or four years. He said this will probably happen at Stevens School. This is a discussion that they will have to think about as a Town as to what the best option is for them on this.

Mayor Vasel asked Ken Biega if he was all set with his presentation because he didn't want to interrupt him with questions. Ken Biega said this was just for West Hill School. Councilor Moriarty said once the lease is up and the modular classrooms are sitting there then they will pay whatever ModSpace wants if Rocky Hill needs these. Ken Biega told Finance Director Mehr that he thought there was only a certain amount that ModSpace could go up on their lease cost and he asked him if he remembered. Finance Director Mehr said he didn't remember this but he knows that they are carrying money for ModSpace to take the modular classrooms away. He doesn't know if there is an escalator cost if they renew these for another few years. Mayor Vasel asked if this something they could look into because he assumes that anyone who does price gouging is going to lose all credibility in the modular classroom market. Ken Biega said they don't do price gouging. They have to justify this. He thinks ModSpace is going to send them a price for the next year of the lease going out because they are working on this now. Councilor Drapeau confirmed that there will be an option in there. Ken Biega said yes.

Mayor Vasel asked if there were any other Councilors with questions right now or he asked them if they should move on. Ken Biega said this is what they would be dealing with at West Hill School. He said that he would like to take a ride with Jim Sollmi (Director of Public Works), Mike Mancini (Interim Facilities Director) and Mike Sorano (Friar Associates) to take a look at the existing units at the American School for the Deaf in order to see the overall condition but he said that he is presuming these are in half decent shape because they are only three years old. He said they had refurbished units at Stevens School. These come in with new floors, ceilings and paint, etc. so they will be like they are in new condition.

Ken Biega said the other portion of these modular classrooms is at Stevens School. The first plan was for them to take the existing modular classroom at Rocky Hill High School and move this over to Stevens School. The total cost for this would be \$286,000. There is a spreadsheet that Finance Director Mehr did for this. Ken Biega said since four modular classrooms would be coming back from the American School for the Deaf, they asked ModSpace if the Town could possibly take one of their existing units and if they could give them a lease price for this. He had told ModSpace that it seems like their cost for one modular classroom is extremely high. This is especially because the Town owns a unit which will be taken from Rocky Hill High School which is not that far away. ModSpace's concern is that they didn't know the condition of the axle and they didn't know if they would have to replace this. Ken Biega then referred to the issue of the concrete. There was quite a bit of concrete that was buried below the asphalt at the Stevens School playground when the modular classrooms had been put in at Stevens School. He said the foundation had to be pinned and he gave more details about that. Work will have to be done in the existing modular classroom and they will have to make another corridor, etc. He asked ModSpace to give a price if they were going to use the existing modular classroom they have. Their cost would be \$267,000. This would be to lease this so he told them that they will have the same issue again after the four year as to what they are going to do. He told everyone

not to forget that the Town would still be leasing the other units from ModSpace so they would be attaching one of the leased units onto the other units they are leasing from them.

Councilor Drapeau said he wanted to clarify this. He confirmed that it would cost \$286,000 to move the existing unit from RHHS to Stevens School or this will cost \$267,000 to get the fourth unit from the other school. Ken Biega said right and they would just be leasing this for four years. This wouldn't be them leasing to own. Finance Director Mehr said \$267,000 will be for the four year cost. Some Councilors told Councilor Drapeau that this would cost \$231,000 for year one. Ken Biega apologized and said that was right.

Councilor Vargas said she had been sitting in the back of Council Chambers during the Government Operations Committee meeting this evening. She told Ken Biega that he had also thrown something out at that meeting to Superintendent Dr. Zito and she told him that he hadn't mentioned this yet. Ken Biega said time is of the essence and he said it will be great if the Board of Education can give a quick decision to move on this. He said he will see what ModSpace comes back with for a price. Councilor Vargas told Ken Biega that he had mentioned something else with regards to West Hill School at the Government Operations Committee meeting this evening. Ken Biega said this is what he is going to get a price for from ModSpace and he said they don't have this option out there. He will e-mail this price to Deputy Mayor Bell tomorrow.

Mayor Vasel asked the Councilors if they had any other questions. Finance Director Mehr referred to the last page of the scenarios and he said this summarizes the two scenarios. There is the operational lease scenario where they would lease the four modular classrooms (three of these will be at West Hill School and one will be at Stevens School). The amount budgeted for this in the Capital Improvement budget for the Board of Education is short \$207,000+. He said if they were to purchase three modular classrooms for West Hill School and move the modular classroom from RHHS to Stevens School then there would be a shortfall of \$475,000.

Councilor Casasanta said her greatest concern now is the time crunch that they are in. She also mentioned how the Town Council had initially approved a certain amount of money for this project but they are now again substantially running over the amount that had been approved by them. She then said her second concern is with regards to the rollout of this project and she asked what this is going to look like on the first day of school. They have three possible scenarios that have been presented to them for this project going forward in front of them. She asked Ken Biega if he could guarantee what this is going to look like on the first opening day of school. Ken Biega said they have a schedule from ModSpace and they were looking for a notice today or tomorrow for them to proceed. Ken Biega told the Town Council that he will get them as much information as they want so that they can make a decision as soon as they can. ModSpace is saying that they will be ready for a CO inspection on August 19, 2014. This will allow for the furniture to start being set up so that the teachers can come in after this inspection. This will give the teachers approximately one week to set up their classrooms because school will be starting on September 2, 2014. He explained that the same thing had happened at Stevens School three years ago where this was right down to the end. Councilor Moriarty said there had been some issues with that. Ken Biega said that was tight and it was a tough one. That schedule had been even more aggressive because they hadn't started until July 1st for that.

Councilor Casasanta said she is worried about making decisions relatively quickly for this type of a huge expenditure for the taxpayers. She thanked Ken Biega for his presentation and she said that she would be looking at this very carefully.

Mayor Vasel asked the Councilors if there were any other questions from them. Deputy Mayor Bell said she assumed that the Town Council would need to get some formal action from the Board of Education before they could proceed because there are a couple of additional options that are being looked at. The Board of Education will need to put some kind of seal of approval on this and come back to the Town Council with a modified Capital Improvements Plan. The Board of Education will have to have a special call meeting in the next couple of days so that they can decide how they want to proceed and then bring this to the Town Council. She told the Town Council that realistically, they might have to add this item to the Town Council agenda for the revisit night of the budget or for a special call meeting. Mayor Vasel asked Deputy Mayor Bell if she wanted to table this and she said that she was just throwing this out for discussion.

Ken Biega asked if it would just be for funding that the Board of Education would have to come back to the Town Council. He then asked who he would have to push to make this happen. Deputy Mayor Bell said the Board of Education will have to look at the additional amount to the Capital Improvements' request of the Town Council. She told Ken Biega that the Board of Education will need the opportunity to evaluate if there are some price differences perhaps by the adding of one modular classroom at West Hill School instead of Stevens School, as well as some of the other things that he had talked about so that they can make a decision on this and come back to the Town Council. Ken Biega asked if he should look to get the approval if the Board of Education goes back to the Town Council and says that they want to work with the existing units. Deputy Mayor Bell said the Board of Education will go back to the Town Council. Mayor Vasel thinks the Board of Education needs to call a meeting. Councilor Moriarty said this depends on what number Ken Biega will get in the morning. Councilor Moriarty said there might not even be a discussion if there isn't a cost savings to put the fourth modular classroom up. He explained more and then he said that that answer tomorrow will drive a lot of this.

Deputy Mayor Bell said she has had a conversation with the Chairman of the Board of Education's Facilities Committee and he understands that the Board of Education will need to probably call a meeting rather quickly. Ken Biega's asked whose call it is going to be with regards to whether this will be a lease, lease to purchase or if they are going to use the existing modular classroom, etc. Mayor Vasel said the Board of Education will make a recommendation to the Town Council. Ken Biega confirmed that the Board of Education will decide if they want to lease the units or if they want to do a lease to purchase. Deputy Mayor Bell said the Town Council will make that decision. Mayor Vasel said the Board of Education has to look everything over and make sure it is what they want. Ken Biega said okay. Councilor Moriarty said the Board of Education has already decided that they want three modular classrooms at West Hill School and one at Stevens School. The only thing that will change is that a fourth modular classroom will be put in at West Hill School, as opposed to Stevens School, if the price comes in good. This is the only thing that they are looking at from the Board of Education right now. He explained that the Town Council is on the monetary end of this. The Board of Education isn't going to decide how much will be paid for these modular classrooms. The Town Council will. Deputy Mayor Bell told Councilor Moriarty that the Board of Education had

presented the Town Council with a Capital Improvements Plan. This is itemized for each expenditure and there is a dollar amount. The Board of Education will have to say if they want to deviate from this and then the Town Council will then make a decision. Mayor Vasel said that is correct. Councilor Casasanta said the Board of Education will have to make the adjustment in the amount. Councilor Vargas said the Board of Education will have to cut out a project or two in what the Board of Education had been proposing to the Town Council if this is over \$207,000. Councilor Moriarty said it is the Town Council's final decision as to what they are going to do and everything from the Board of Education is just proposals. Deputy Mayor Bell agreed. Mayor Vasel said that is correct. Deputy Mayor Bell said the Board of Education would need to present a change in their requested Capital Improvements so that the Town Council can take action on it. Councilor Moriarty said he disagreed with that.

Town Manager Gilbert said she had one thing to say to follow-up on what Councilor Casasanta had said. Town Manager Gilbert referred to the modular classrooms that will be coming from the American School for the Deaf and she said the size of those is slightly smaller than what the Board of Education had originally spec'd for. The Board of Education will need to give that "their blessing" also. Ken Biega said that he can get a sketch that will show the overall size of these and the layout for the Board of Education to say yes or no on this.

Councilor Vargas said the Board of Education will be coming to Council Chambers tomorrow evening to talk about their budget and the modular classrooms are on that agenda. She said that the Board of Education won't be present as a voting body but she guesses that this could be discussed. Mayor Vasel asked Councilor Vargas about if all of the Board of Education members can't make the budget workshop tomorrow evening. Mayor Vasel said he thinks it is cleaner this way. Ken Biega said he would talk to Frank Morse (Chairman of the Board of Education) and he will get a meeting set up. Mayor Vasel thanked Ken Biega.

C. Discussion and Possible Action – Filling Vacant Police Officer Position

Chief Custer said he was present this evening because he has a vacancy in the Police force that he would like to seek approval to go ahead and fill. He had a Police Officer, who had served twenty-six years with this Town, and he recently retired. This Police Officer is going on to a second career with the State of Connecticut Capitol Police. Chief Custer wished this Police Officer well. Chief Custer said there is an opening in the Patrol Division now that he would like to fill. This Police Officer's retirement was anticipated and he had left two weeks ago so this position is being covered at this time. There had been a written exam process. The twenty-five top candidates were granted oral interviews. Chief Custer said he has identified an individual who he would like to go ahead and hire. He can make a conditional offer of employment to this individual and his background investigation can begin if he gets approval from the Town Council.

Deputy Mayor Bell moved to authorize the filling of a vacant Police Officer Position. The motion was seconded by Councilor Moriarty and adopted unanimously by those present. Councilor Szeps was absent.

Before this motion was voted on, Councilor Moriarty asked if this individual is already a Police Officer or if they will have to train him. Chief Custer said this candidate will be an entry level one so he will have to be sent to the Police Academy.

Mayor Vasel asked the Councilors if they had any other discussion or comments. The Councilors had none.

At this point, the motion was voted on.

Chief Custer said thank you. Mayor Vasel told Chief Custer good luck.

D. Discussion and Possible Action – Amendment to the Charge For Sprinklers At West Hill School

Town Manager Gilbert said it had been brought to her attention by Staff members that they need to have a method for not bringing the sprinkler project to a stop, as well as affect the critical path of this project. There is a very tight timeframe for having this accomplished so it is imperative that they get this done as soon as possible. The Interim Facilities Director and the Engineering Staff are very concerned if they come to something where a decision has to be made on the spot with regards to convening a meeting, shutting this project down or waiting for Subcommittee approval, etc. This has been vetted through the Chairman of the Board of Education's Facilities Committee, the Chairman of the Public Buildings Commission and Superintendent Dr. Zito. This will allow the Director of Public Works and either the Town's or Board of Education's Facilities Director to move ahead up to 10% of the aggregate cost of the project with the approval of the Chairman of the Public Buildings Commission and the financial approval of the Director of Finance. Town Manager Gilbert said she did this this way because she isn't sure which side of the budget this person would be on while this project is going on. This way they can keep the project rolling. The Public Buildings Commission and the Government Operations Committee must both be gone back to for the final approval of a change order. This will give them this authority.

Mayor Vasel asked if there was a motion.

Councilor Moriarty moved to approve the Amendment to the Charge for Sprinklers at West Hill School. The motion was seconded by Councilor Casasanta and adopted unanimously by those present. Councilor Szeps was absent.

A RESOLUTION AMENDING A RESOLUTION ENTITLED "A RESOLUTION CHARGING THE GOVERNMENT OPERATIONS SUBCOMMITTEE OF THE TOWN COUNCIL AND THE PUBLIC BUILDINGS COMMISSION WITH OVERSIGHT OF THE INSTALLATION OF SPRINKLERS AT WEST HILL ELEMENTARY SCHOOL AND THE ESTABLISHMENT OF A SCHOOL BUILDING COMMITTEE

WHEREAS, on July 15, 2013 the Rocky Hill Town Council approved a Resolution Charging the Government Operations Subcommittee of the Town Council and the Public Buildings Commission with Oversight of the Installation of Sprinklers at West Hill Elementary School and the Establishment of a School Building Committee hereinafter referred to as the Charge; and

WHEREAS, it is imperative that the project be completed within the limited timeframe established by the Board of Education; and

BE IT RESOLVED, that the Council hereby amends said Charge to allow the Director of Public Works or the Town/BOE Facilities Director with approval of the Chairman of the Public Buildings Commission hereinafter referred to as the Commission, and financial approval from the Town's Director of Finance to authorize and approve any change that will have a negative impact on the critical path of the project that is not in excess of 10% of the aggregate cost of the project; and

BE IT FURTHER RESOLVED, that any changes approved by either the Director of Public Works, the Town/BOE Facilities Director with approval of the Chairman of the Commission and the Director of Finance be placed on the next Permanent Buildings Commission and Government Operations Subcommittee Agenda for final approval.

Before this motion was voted on, Councilor Moriarty referred to contracts being approved by the Subcommittee and how they may provide for the delegation of the decision making authority to the Construction Manager, Architect or other job site supervisors as appropriate in order to maintain workflow. He said that he doesn't like other job site supervisors to be in this. He said this should be the Construction Manager or supervisor but nobody else. Town Manager Gilbert said this will override that and it will put this to the Town Staff. Mayor Vasel said this cleans it up and this is the purpose of this.

Mayor Vasel asked the Councilors if they had any other discussion about this. The Councilors had none.

At this point, the motion was voted on.

Mayor's Report

Mayor Vasel gave a "shout out" to Town Manager Gilbert and Finance Director Mehr. Finance Director Mehr and Town Manager Gilbert had worked very hard this week and they located a BAN rate of .15%. Mayor Vasel said Town Manager Gilbert had called him to tell him this. Mayor Vasel said this is fantastic. This is approximately half of the previous rate that they had signed.

Mayor Vasel said this is National Water Week and he told everyone to go to www.mdc.com There are some facts about drinking water, etc. there.

Mayor Vasel gave another "shout out" to the Little League. Opening Day had been on Saturday. He told everyone if they have time to please enjoy a game and the new concession stand. He wishes the athletes a great season. He thanked the coaches and parents for their commitment and their time for all of the sports.

Town Manager's Report

Town Manager Gilbert said she has been very busy gathering information and putting reports together so that they will have all of the information that has been requested over a period of time when they send out the agenda for next Monday's Town Council meeting.

Town Manager Gilbert said the Public Act that amends the referendum for RHHS has been amended to include Rocky Hill but this hasn't been voted on by both Houses as of yet. She is waiting to hear the word on this. The General Assembly is meeting through Wednesday and they will be adjourning by midnight. A budget agreement will be going forth. No aid has been clipped from the municipalities. Rocky Hill is expecting to get an absolute count from the State. They have things right now from CCM and she said that they will be coming forward to adjust revenues as part of the budget when they need it. Mayor Vasel thanked Town Manager Gilbert. Councilor Moriarty said this is probably the first time that they have ever been ahead of the Town with the budget. Town Manager Gilbert said yes.

Councilor MacDonald asked Town Manager Gilbert where they are with regards to the temporary help in her office because people are still stopping him to say that they are getting voice messages when they call. Councilor MacDonald asked if this part time person has been hired yet. Town Manager Gilbert said that Jessica Dumas (Executive Assistant to Town Manager) is putting the job ad together. This will be posted on the Town's website if it hasn't already been. Town Manager Gilbert said that she had discussed this last week with Jessica Dumas and she is going forward with this, this week. Town Manager Gilbert said this will be a part time position and not a temporary one. Mayor Vasel asked Town Manager Gilbert if they are hoping to have someone in the next few weeks. Town Manager Gilbert said they are hoping to have someone as soon as possible and hopefully within the next two to three weeks. Mayor Vasel said perfect and Councilor MacDonald said thank you. Town Manager Gilbert said the person who had this position has officially retired as of last Wednesday.

Adjournment

Councilor Moriarty moved to adjourn. The motion was seconded by Councilor Vargas and adopted unanimously by those present. Councilor Szeps was absent.

As there was no further discussion, the meeting was adjourned at 8:32 p.m.

Respectfully submitted,

Jessica M. Dumas
Clerk of the Council